

# Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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## Chaffee County

Contact the REALTORS® of Central Colorado for more detailed local statistics or to find a REALTOR® in the area.

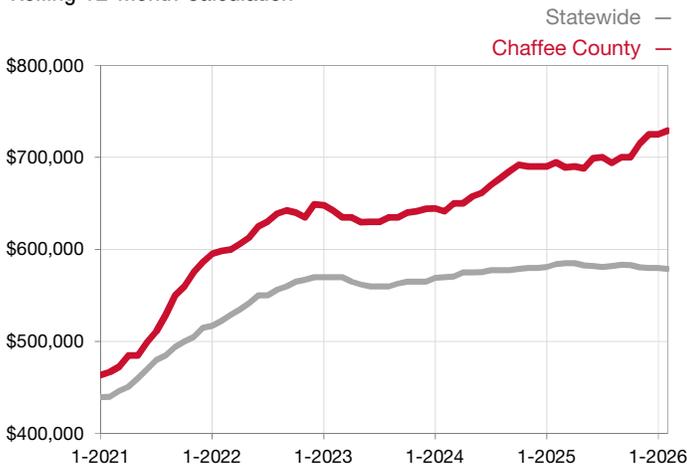
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	37	<b>35</b>	- 5.4%	68	<b>56</b>	- 17.6%
Sold Listings	22	<b>20</b>	- 9.1%	48	<b>32</b>	- 33.3%
Median Sales Price*	\$615,500	<b>\$757,000</b>	+ 23.0%	\$638,250	<b>\$645,000</b>	+ 1.1%
Average Sales Price*	\$719,734	<b>\$776,780</b>	+ 7.9%	\$728,409	<b>\$765,404</b>	+ 5.1%
Percent of List Price Received*	97.5%	<b>96.2%</b>	- 1.3%	97.6%	<b>95.8%</b>	- 1.8%
Days on Market Until Sale	86	<b>119</b>	+ 38.4%	80	<b>111</b>	+ 38.8%
Inventory of Homes for Sale	138	<b>142</b>	+ 2.9%	--	--	--
Months Supply of Inventory	4.5	<b>4.5</b>	0.0%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	11	<b>16</b>	+ 45.5%	23	<b>25</b>	+ 8.7%
Sold Listings	3	<b>3</b>	0.0%	4	<b>6</b>	+ 50.0%
Median Sales Price*	\$555,000	<b>\$669,000</b>	+ 20.5%	\$587,500	<b>\$643,500</b>	+ 9.5%
Average Sales Price*	\$517,445	<b>\$666,233</b>	+ 28.8%	\$551,834	<b>\$665,033</b>	+ 20.5%
Percent of List Price Received*	95.1%	<b>97.0%</b>	+ 2.0%	96.7%	<b>96.6%</b>	- 0.1%
Days on Market Until Sale	97	<b>181</b>	+ 86.6%	76	<b>140</b>	+ 84.2%
Inventory of Homes for Sale	40	<b>49</b>	+ 22.5%	--	--	--
Months Supply of Inventory	6.1	<b>6.6</b>	+ 8.2%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

